

***Village of Barrington  
Plan Commission  
Minutes Summary***

Date: June 14, 2005

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Anna Bush, Chairperson  
Ruth Schlossberg, Vice Chairperson  
Harry Burroughs, Commissioner  
Richard Ehrle, Commissioner  
John Patsey, Commissioner  
Ed McCauley, Commissioner

Staff Members: Paul Evans, Assistant Director of Planning

***Call to Order***

Ms. Bush called the meeting to order at 7:03 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Ruth Schlossberg, Vice Chair, present; Dan Hogan, absent; Harry Burroughs, present; Ed McCauley, absent, John Patsey, present; Richard Ehrle, present.

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the agenda.

***Chairperson's Remarks***

None

***Old Business***

**PC 05-03:** Shops at Flint Creek (Special Use/Planned Development) – 500 N. Hough Street

**Petitioner:** Hamilton Partners LLC

Mr. Berlinghof provided details on the requested revisions. He said they revised the bank circulation and removed one of the parking stalls. He said his engineers worked with staff's traffic consultant to satisfy the village's requirements. Mr. Berlinghof did ask that if he submitted a queuing study just completed for the financial institution that the stacking requirement may be reduced to fourteen (14), if staff approves. Mr. Berlinghof said Bank of America has agreed to relocate their mortgage office by October of 2006, if the financial institution is approved. Mr. Berlinghof said Encap, his landscape consultant, is working with Public Works on the creek restoration plan. Mr. Berlinghof said Encap has tagged all of the trees they would like preserved and will be meeting with staff on June 22 or 23 to review that plan. Mr. Berlinghof said he would like to keep some trees for strategic landscaping reasons. Mr. Berlinghof said the circulation/turning radius has been verified with staff to comply with village regulations. The petitioner has also met with the Architectural Review Commission regarding the layout of the buildings and the design of the buildings. He said they were making revisions to building materials, roof lines and facades on the south retail building.

Mr. Evans asked Mr. Berlinghof to comment on the existing fence which will be removed and a new fence will be installed per Park District input. Mr. Berlinghof said a bike path will be installed to connect with

the park district property and he is awaiting Park District information as to where that path will exactly connect. Lastly, Mr. Berlinghof said they agree to meet the Village requirements for streetscape design along Hough Street.

Mr. McCauley arrived at 7:06 p.m.

Ms. Bush asked for staff's comments.

Mr. Evans commented on the revisions. Specifically the creek restoration is in the final stages, the bank circulation now works, the petitioner has provided the land bank parking requested, Bank of America has agreed to consolidate their Barrington operations, and the barbed wire fence will be replaced per Park District consultation. Mr. Evans said Mr. Berlinghof agrees to meet the streetscape requirements and said the petitioner will meet with the ARC next week to discuss their building and site design. Mr. Evans said the remaining question for the Commission is the fate of the north drive-through.

Mr. Ehrle asked if any studies were conducted as to whether three drive-throughs are needed and if there are any plans for outdoor seating. Mr. Ehrle stated his concerns with the north drive-thru and the conflict in traffic.

Mr. Berlinghof replied that three drive-thrus are the standard. He said the north retail building drive-through will not provide excessive traffic volumes to cause any traffic conflicts because only one (1) car per every 2.5 minutes is expected. Mr. Berlinghof referred to the drawing to display the areas which will provide outdoor seating. Mr. Berlinghof said he would be willing to limit the drive-through to coffee, ice cream, or dry cleaners or other non-intensive uses. He said the tenants and size of his center will not generate a lot of high volume traffic.

Mr. Ehrle stated he had a problem with the north drive-through because of egress/circulation issues. He thought they could use more directional signage and that usually banks are segregated from the circulation of the shopping center. He said this configuration will cause conflicts and confusion.

Ms. Bush asked if the drive-thru could be relocated to cause less distraction.

Mr. Berlinghof replied that the proposed location provides a good visibility for the customer.

Mr. Burroughs said McDonald's said their drive-through would work when they came into town but now they back up traffic onto Route 14.

Ms. Schlossberg stated that there must be a creative way to install a drive-thru without causing traffic concerns.

Mr. Berlinghof said he looked at multiple options for the drive-through but this is the only viable corner on the north building because he did not want to send people behind the building for the drive-through access.

Mr. Ehrle asked if the petitioner had a directional sign plan for the center. The petitioner said he would have a directional sign plan. He asked if the petitioner would commit to a low traffic retail establishment.

Mr. Berlinghof replied yes he would commit to a low volume business.

Mr. Ehrle asked for the hours of the establishments.

Mr. Berlinghof replied the hours would vary but Staples would be open from 7 a.m. to 9 p.m. and the bank would generally have office hours of 8 a.m. to 4:30-5:00 p.m.

Mr. Ehrle asked if the Illinois Department of Transportation had approved this plan. Mr. Berlinghof replied they have approved the concept but will not grant a permit until after it has been approved.

Ms. Bush asked for public comment. There was none.

Mr. Berlinghof said at his neighborhood meetings he did not receive any negative comments and that the public, in general, has been pretty supportive of the development.

Mr. Patsey asked if the mortgage operation needed to extend their lease because the bank was open yet what would be the length of that term.

Mr. Berlinghof replied that he thought the lease called for a 3-year option.

Mr. Evans said staff was concerned if Bank of America extended their lease in April before the October expiration.

Mr. Berlinghof said Bank of America has made the commitment to relocate if the bank is approved.

Ms. Schlossberg asked if the petitioner explored accessing Route 14 through their neighbors.

Mr. Berlinghof replied yes, but it wasn't feasible. He spoke to the owner to the north and the cost was too high to buy the property and it didn't make any sense for the owner to grant them an easement.

Ms. Bush closed the public comment period and asked for the consensus of the Commission on this project. She asked for opinions on the drive-through.

Mr. Burroughs stated that the north drive-thru should be limited.

Ms. Bush stated she has grave concerns with the north drive-through. She said it seems like a disaster waiting to happen. She said the village needs something that will work after the developer has left.

Mr. McCauley remarked that even though a low traffic business could originally be situated however the original business could be replaced by a high traffic establishment.

Mr. Evans explained condition #25 regarding the village's Chief Administrative Officer approving a queuing study. He said alternatively, the Commission could deny the north drive-through and the petitioner would need to come back and amend the planned development with a better plan. He replied that the commission could also restrict the type of business to be installed and include this in the ordinance.

Ms. Schlossberg commented that she has confidence in staff to not approve the plan until the drive-through is revised. She said better site signage would help the customer. She asked what if the drive-through does not perform as designed.

Mr. Evans replied that you can revisit the use if it is in violation of its special use conditions.

Ms. Bush said she prefer the petitioner come back with a revised site plan for the drive-through.

Ms. Bush asked if the commission were ready to make a motion.

Mr. Evans said he would like to add some language to condition #17 regarding the provision of a stacking study for the financial drive-through to reduce the required stacking to fourteen (14) if approved by the Chief Administrative Officer.

*Ms. Schlossberg made a motion to approve PC 05-03 subject to revised staff report of June 14, 2005 and to include the following amendments: provide a provision that Chief Administrative Officer will have final approval of the stacking plan for the north retail drive through to ensure that the drive-through does not obstruct the circulation of the site.. Chief Administrator's approval shall be required prior to any new use*

*occupying that site. The drive-through shall not obstruct circulation on the site. If problems occur as a result of the drive-through, staff shall have the right to modify the drive-thru or require additional land banked parking. Said parking study shall be undertaken at the sole cost of the petitioner including the cost to have the Village's consultant review the study. Mr. Burroughs seconded the motion.*

Mr. Evans noted that each of the phases would include a special use for the south retail building to have a drive-through use.

*Roll Call Vote:*

*Mr. Burroughs – yes*

*Mr. Ehrle - yes*

*Ms. Schlossberg -yes*

*Ms. Bush –yes*

*Mr. Patsey -yes*

*Mr. McCauley -yes*

*Motion carried. Mr. Evans said staff will try to send the case to the June 27, 2005 Board of Trustees meeting.*

**New Business**

None

**Approval of Minutes**

*Ms. Schlossberg noted that the May 10, 2005 minutes need to reflect that Commissioners Schlossberg, Ehrle and Patsey missed the meeting not Commissioners Burroughs, Hogan and Patsey. Ms. Schlossberg made a motion to approve the minutes of May 17, 2005. Mr. Burroughs seconded. Voice vote recorded all ayes. Motion carried.*

*Ms. Schlossberg made a motion to approve the minutes of, May 24, 2005 as presented. Mr. Burroughs seconded. Voice vote recorded all ayes. Motion carried.*

*Ms. Schlossberg made a motion to approve the May 31, 2005 minutes as presented. Mr. Burroughs seconded. Voice vote recorded all ayes. Motion carried.*

*Mr. Burroughs moved to cancel the meeting of July 12, 2005 and to hold a special meeting on July 19, 2005. Mr. Ehrle seconded. Voice vote recorded ayes. Motion carried.*

**Planner's Report**

Mr. Evans provided information on future cases.

**Adjournment**

Ms. Schlossberg moved to adjourn the meeting. Mr. Ehrle seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 8:07 p.m.

Respectfully submitted,  
Paula Emerson  
Recording Secretary

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Ms. Bush, Chairperson  
Plan Commission